



22 Sempill Street Moonan Flat NSW

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Situated on a large 1058sqm block with only one neighbour and offering beautiful views to the mountains, this home is a very peaceful spot to live. The home has 5 good size bedrooms the main with a walk in robe, ensuite and ceiling fan. The living area is open plan and features R/C air conditioning and a combustion fire. The kitchen has plenty of space with a dishwasher, 2 x electric ovens and cooktop plus walk in pantry storage. The bathroom and laundry are both in excellent condition. Outside is a wrap around verandah and this is an ideal spot to sit and take in the views. The yard is fully fenced and beautifully landscaped with magnificent gardens featuring shade trees, fruit trees, flowering annuals, a lovely vegie patch and grape vine all hidden behind a privacy hedge. For storage there is a 2 bay carport, workshop and storeroom. Water is a feature of the property with a pump on the Hunter River watering the gardens and 100,000 litres of freshwater storage. The

Price : \$ 550,000

Land Size : 1058 sqm

View : <https://www.jtsrealty.com.au/sale/nsw/hunter-valley-upper/moonan-flat/residential/house/7956997>



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